



68 RICKARD ROAD NORTH NARRABEEN

**STATEMENT OF ENVIRONMENTAL EFFECTS
FOR ALTERATIONS AND ADDITIONS
TO AN EXISTING DWELLING**



Report prepared for
Action Plans
October 2021

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1. Introduction

- 1.1** This is a statement of environmental effects for alterations and additions to the existing dwelling at 68 Rickard Road, North Narrabeen.
- 1.2** The report describes how the application addresses and satisfies the objectives and standards of relevant State Environmental Planning Policies, the Pittwater Local Environmental Plan 2014, the Pittwater 21 Development Control Plan 2014 and the heads of consideration listed in Section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended).
- 1.3** This statement of environmental effects has been prepared with reference to the following:
- Site visit,
 - Survey prepared by CMS,
 - Architectural drawings prepared by Action Plans,
 - BASIX Certificate prepared by Action Plans,
 - Stormwater Plan prepared by NB Consulting
 - Geotechnical Report prepared by Ascent Geotechnical
 - Arborist report prepared by Hugh The Arborist
- 1.4** The proposed alterations and additions are consistent with the objectives of all Council controls, considerate of neighbouring residents and will result in improved amenity for the residents of the site. It is an appropriate development worthy of Council consent.

2. The site and its locality

- 2.1** The subject site is located on the northern side of Rickard Road in North Narrabeen, approximately 500 metres west of its intersection with Pittwater Road. The site is legally described as Lot 141 DP 16212.
- 2.2** It is an irregularly shaped lot with a front boundary of 18.29 metres, a rear boundary of 12.19 metres and side boundaries of 38.1 metres (west) and 38.58 metres (east). The lot has an area of 580.6m², and slopes substantially down from Rickard Road to the rear of the lot.
- 2.3** The site is currently occupied by a two-storey clad dwelling with a tile roof. It has vehicular access from Rickard Road.
- 2.4** The site is surrounded by detached residential dwellings in all directions. The subject site is serviced by retail premises on Garden Street and Pittwater Road and is in close proximity to Narrabeen Lagoon and Beach.



Figure 1. Aerial Image of the subject site.

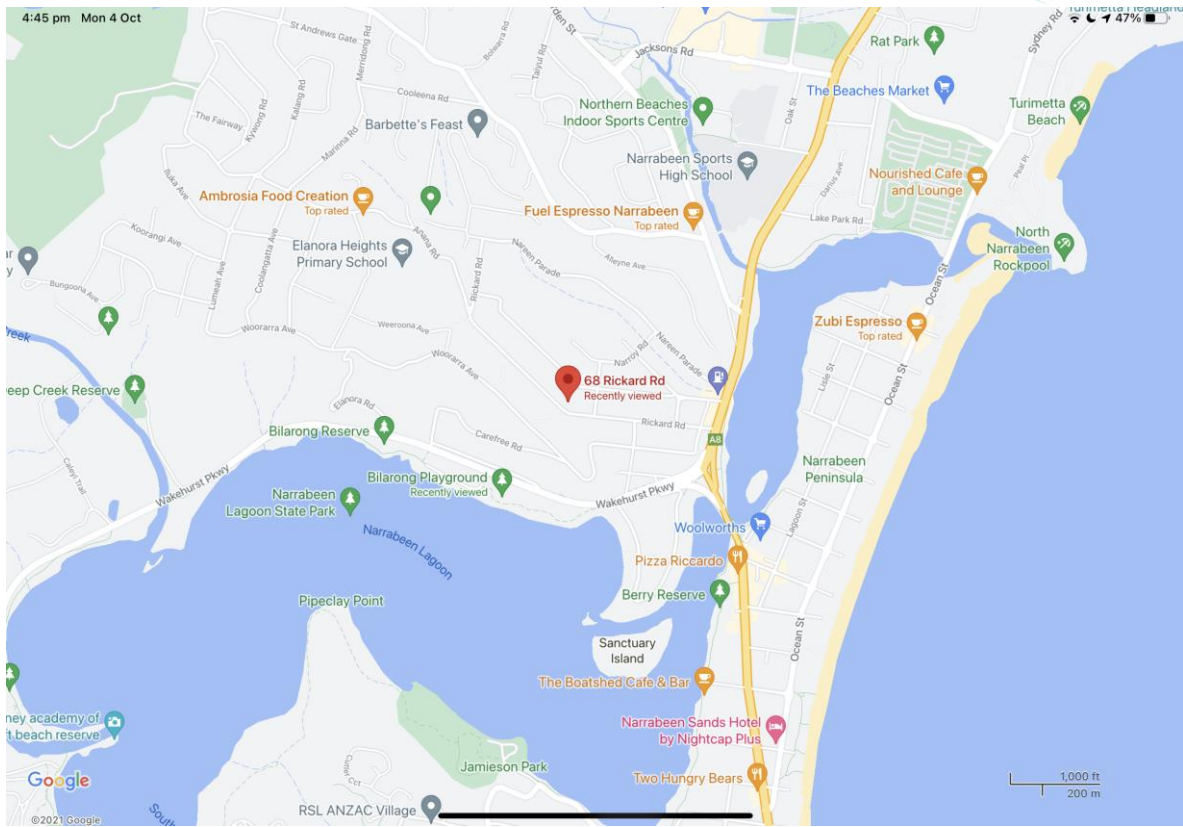


Figure 2. The site within the locality.

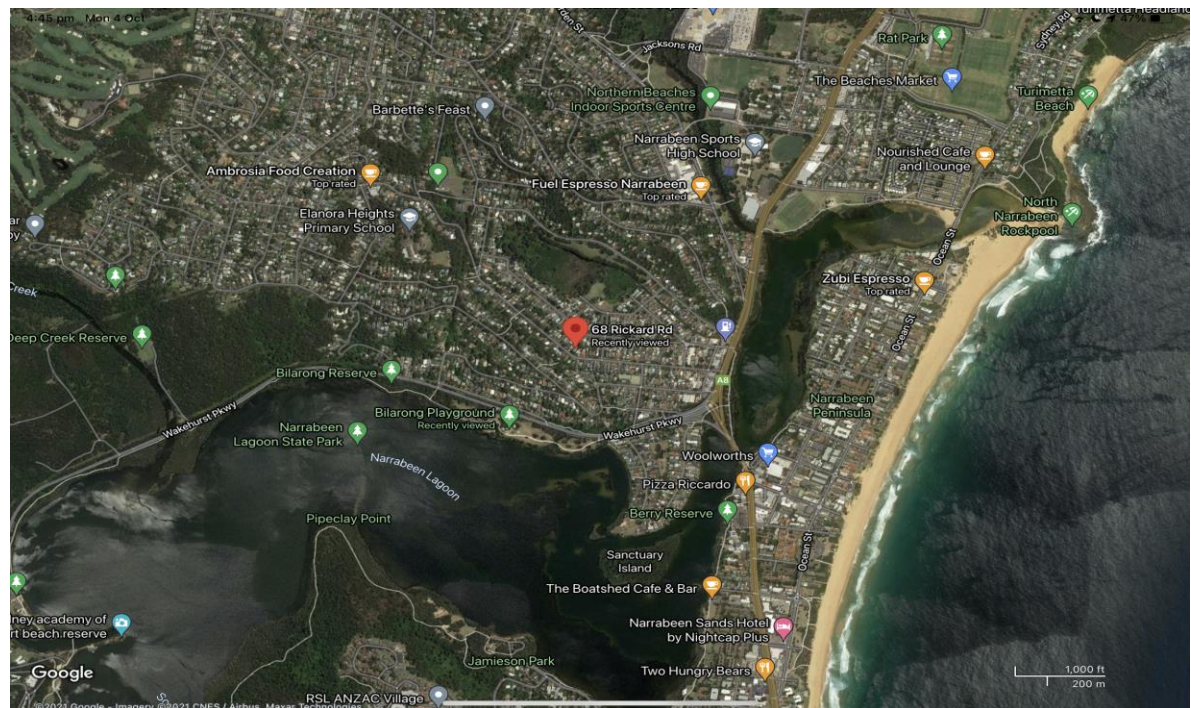


Figure 3. Aerial Image of the site within the locality.

3. Site Photos



Figure 4: The existing dwelling from across Rickard Road, looking north



Figure 5: The existing dwelling as viewed from the rear yard, looking south



Figure 6: eastern setback, looking north



Figure 7: The rear yard of the lot, looking north



Figure 8: The front façade of the dwelling, looking north



Figure 9: The rear yard looking south, with the adjacent dwelling to the west



Figure 10: Rear yard of the dwelling looking south, with the adjacent lot to the east

4. Proposed Development

- 4.1** The proposed development is for alterations to the existing dwelling to improve the internal amenity and add living space to the lower ground floor.

The proposed development remains consistent with the streetscape and the locality. The proposal is consistent with Council controls, ensures privacy and solar access are maintained for surrounding properties and the subject site.

- 4.2** The alterations are proposed be made up as follows:

Lower Ground Floor

- Demolish the existing workshop and storeroom
- Construct bedroom 4 (including an ensuite) and bedroom 5
- Construct a new bathroom
- Construct a rumpus room and retreat
- Construct new stairs to the ground floor

Ground Floor

- Demolish the existing outdoor deck area and stairs
- Demolish the existing living and dining area
- Construct a new open floor plan arrangement including a kitchen, dining and living space

Site

- Construct a new tiled outdoor area connected to the proposed rumpus area
- Construct a new timber path on the east side of the dwelling
- Concrete existing parking and driveway (currently gravel)

5. Statutory Framework

5.1 State Environmental Planning Policies

State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004

Schedule 1 of the Environmental Planning and Assessment Regulation (2000) sets out the requirement for a BASIX certificate to accompany any BASIX affected building, being any building that contains one or more dwellings, but does not include a hotel or motel. SEPP BASIX applies to the proposal and a compliant BASIX certificate is provided with this application.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017 aims to protect biodiversity values and preserve the amenity of non-rural areas, through the preservation of trees and other vegetation. The development remains consistent with the provisions of the SEPP as it does not propose to remove any significant native vegetation. An arborist report is provided in support of trees which will be retained.

State Environmental Planning Policy No. 55 – Remediation of Land

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

6.2 Pittwater Local Environmental Plan 2014

The relevant clauses of the Pittwater Local Environmental Plan 2014 are addressed below.

Zoning

The site is zoned R2 Low Density Residential, pursuant to the provisions of the Pittwater Local Environmental Plan 2014.

The proposed development is for alterations and additions to the existing dwelling house. Dwelling houses are permitted with consent in the R2 Low Density Residential zone.

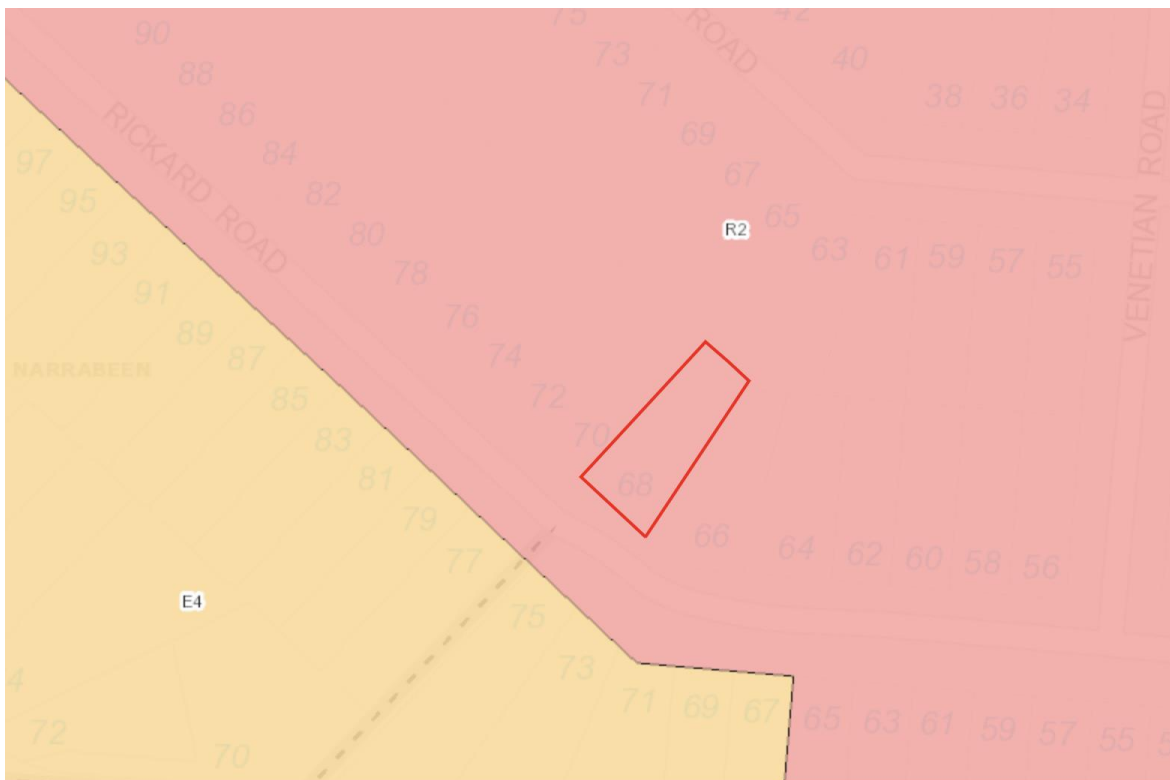


Figure 11: Extract from Pittwater LEP 2014 Zoning Map

Demolition

Minor demolition works are proposed, as described above and illustrated in the attached DA plan set, to allow for the construction of the proposed alterations and additions.

Minimum Lot Size

The site is mapped with a minimum subdivision lot size of 550m². The subject site comprises a compliant area of 580.6m² and no subdivision is proposed.

Height of Buildings

The subject site is mapped with a maximum building height of 8.5 metres. The development proposes a compliant maximum height of 8.481 metres.

Heritage Conservation

The site is not a heritage item, located within a heritage conservation area and is not located in proximity to a heritage item.

Acid Sulfate soils

The site is nominated as Class 5 Acid Sulphate soils. The proposed works are minor and are not likely to lower the watertable more than 1 metre below the natural ground surface.

Earthworks

Minor earthworks are proposed to prepare the site for the construction of the alterations and additions. All works will be undertaken in accordance with engineering specifications, Councils controls and any consent conditions.

Essential services

All essential services are existing on the site.

6.4 Pittwater 21 Development Control Plan

The relevant sections of the DCP are addressed below.

Objectives

The proposed development is entirely consistent with the ecologically sustainable, environmental, social and economic objectives as specified in the DCP. The proposal is appropriate to the site and the locality and has been designed with fulfilment of these objectives as essential criteria.

Part A Localities

North Narrabeen Locality

The site is located within the North Narrabeen locality. The desired character statement for the North Narrabeen locality is:

The North Narrabeen locality will remain primarily a low-density residential area with dwelling houses a maximum of two storeys in any one place in a landscaped setting, integrated with the landform and landscape. Secondary dwellings can be established in conjunction with another dwelling to encourage additional opportunities for more compact and affordable housing with minimal environmental impact in appropriate locations. Any dual occupancies will be located on the valley floor on land that has less tree canopy coverage, species and habitat diversity and fewer other constraints to development. Any medium density housing will be located within and around commercial centres, public transport and community facilities. Retail, community and recreational facilities will serve the community.

Future development is to be located to be supported by adequate infrastructure, including roads, water and sewerage facilities, and public transport.

Future development will maintain a building height limit below the tree canopy and minimise bulk and scale. Existing and new native vegetation, including canopy trees, will be integrated with the development. Contemporary buildings will utilise facade modulation and/or incorporate shade elements, such as pergolas, verandahs and the like. Building colours and materials will harmonise with the natural environment. Development on slopes will be stepped down or along the slope to integrate with the landform and landscape and minimise site disturbance. Development will be designed to be safe from hazards.

The design, scale and treatment of future development within the North Narrabeen commercial centre on Pittwater Road will reflect the status of the centre as the

'gateway' to Pittwater through building design, signage and landscaping, and will reflect principles of good urban design.

A balance will be achieved between maintaining the landforms, landscapes and other features of the natural environment, and the development of land. As far as possible, the locally native tree canopy and vegetation will be retained and enhanced to assist development blending into the natural environment, and to enhance wildlife corridors.

Heritage items and conservation areas indicative of the Guringai Aboriginal people and of early settlement in the locality will be conserved.

Vehicular, pedestrian and cycle access within and through the locality will be maintained and upgraded. The design and construction of roads will manage local traffic needs, minimise harm to people and fauna, and facilitate co-location of services and utilities.

The proposed development has been designed taking into consideration the desired character of the location. The scale of the proposal is well designed to ensure retention of the character sought by Council and provide a modern dwelling, whilst being mindful of the setting of Rickard Road.

Part B General Controls

B1 Heritage Controls

As described above the site is not a heritage item, located within a heritage conservation area and is not located in proximity to a heritage item.

The site is not known or anticipated to be home to any aboriginal relics. Should any objects be discovered during construction, appropriate measures will be taken according to NSW Office of Environment and Heritage.

B2 Density Controls

No change is proposed to the existing density on the site which comprises of a single residential dwelling.

B3 Hazard Controls

Contaminated and potentially contaminated lands

The subject site has historically been used for residential purposes and no change of use is proposed. There is no known reason to suspect the site may be contaminated and the consent authority can be satisfied that the land is suitable for the continued residential use.

Landslip Hazard

As described above the subject site is partially mapped as Geotechnical Hazard H1. As such a geotechnical report has been provided prepared by Ascent geotechnical engineers.

The profession consultant assessment supports the proposal in its current form subject to recommendation.

B4. Control Relating to the Natural Environment

Landscape and Flora and Fauna Enhancement Category 3 Land

It is considered that the proposed alterations and additions will have no impact on the natural environment in the locality, as the development is located primarily within a disturbed portion of the site. The proposal will have no impact on the flora and fauna of the locality, with no significant vegetation to be removed.

B5. Water management

The site is connected to the reticulated sewer system and any proposed development will connect to the existing arrangement on site.

B6. Access and Parking

The DCP requires 2 onsite carparking spaces for dwellings with 2 bedrooms or more. The development will upgrade and concrete the existing gravel parking and driveway as detailed on the plans, providing 2 spaces at the front of the dwelling, as existing.

B7. Site works and Management

All site works will be undertaken as required by Council controls and compliant with any relevant conditions of consent. Appropriate devices will be used during the construction process to ensure no issues arise in regards to erosion and sedimentation.

Section C Design Criteria for Residential

C1. Design Criteria or Residential Development

Landscaping

The site contains substantial landscaped area in the rear yard of the lot, which will remain unchanged.

Safety and Security

An ability to view the street frontage is retained allowing for casual surveillance which is to the benefit of the safety and security.

View Sharing

A site visit has been undertaken and it is concluded that the proposed development will not result in any view loss impacts.

Solar Access

The DCP requires 3 hours of solar access is maintained for the windows of principal living areas, solar collectors and private open space of the site and adjoining properties on 21 June.

The following observations are made of the shadow diagrams included with this application:

9am – The development will result in an extremely minor increase in shadowing to the side yard of no. 70 Rickard Road.

12pm – The development will result in an extremely minor increase in shadowing to the side of the subject site and a small section of the side boundary of 66 Rickard Road.

3pm – The development will result in a small increase in shadowing to the rear yard of the subject site and a small section of the rear yard of 66 Rickard Road.

It is concluded that the subject site and adjoining properties maintain compliant solar access at 9am, 12pm and 3pm with the shadow moving across neighbouring properties and no one site having a loss which results in less than 3 hours being achieved particularly when the location of open space on neighbouring loss are considered.

Visual Privacy

Privacy will be retained for neighbours with existing setbacks retained and no direct overlooking into any key living areas. Windows are strategically placed to avoid direct overlooking.

Acoustic Privacy

The development is appropriate and will not result in noise levels inappropriate to a residential area. The site is not located in close proximity to a noise generating activity.

Private Open Space

The minimum private open space requirement of 80sqm is easily accommodated in the rear yard, as required by the DCP.

Waste and Recycling Facilities

Appropriate waste management will be undertaken during the demolition and construction process. All demolished materials will be recycled where possible. This is detailed further in the accompanying Waste Management Plan.

The existing dwelling has appropriate waste storage areas which will be retained with the alterations and additions proposed.

Part D – North Narrabeen Locality

The site is located in the North Narrabeen Locality and is consistent with the desired character, built form and natural environment criteria as specified in the DCP. The proposed alterations and additions are appropriate within residential and natural setting.

Character

The proposed development is an appropriate architectural design for the locality. Materials and colours complement the area and are consistent with the site and surrounding development.

The view from the street will be positive with the dwelling located below the street level and well screened by existing landscaping.

Scenic Protection

The proposed alterations and additions are consistent with this clause, in that there will be no negative visual impacts from a waterway, road or public reserve, as a result of the development.

Building colours, materials and construction

The proposed building materials include metal roofing and timber framed construction with colours consistent with the existing dwelling and residential environment. A full schedule of materials is provided in the DA plan set.

Front Building Line

The DCP requires a front building line setback of 6.5 metres or the established building line on the site. The development proposes an unchanged compliant front setback of 8.925m. Two parking spaces will be retained within the front setback.

Side and Rear setbacks

Building line side setbacks of 2.5 metres on 1 side and 1 m for the other side and 6.5 metres to the rear boundary are required by the DCP.

The dwelling has existing minimum side setbacks of 1.136 metres (north) and 4.631 metres (south). The development proposes compliant setbacks of 1.363 metres (north) and 2.595 metres (south).

The development has an existing compliant rear setback of 15.976 metres and proposes a compliant rear setback of 10.345 metres.

Building envelope

A building envelope of 45° measured at a height of 3.5 metres applies to the site. The development complies with the building envelope control along the eastern boundary, as illustrated in the attached plan set. A minor breach exists on the western elevation as the site slopes down toward the rear of the site. This façade remains largely unchanged by the proposed development and the non-compliance is mostly an existing one. However, as the internal space is extended, the boundary envelope non-compliance is also extended. A variation to the development standard is considered appropriate, in this instance, as the proposed development meets the objectives of the control:

To achieve the desired future character of the Locality.

Comment:

Due to the topography of the area, many properties in the locality have a similar bulk and form meaning the development matches the existing character of the area. Furthermore, the subject site contains extensive screening along the front boundary, and the non-compliance is limited to the rear of the lot, meaning it has no major impact on the desired future character of the locality.

To enhance the existing streetscapes and promote a building scale and density that is below the height of the trees of the natural environment.

Comment:

The development remains well below the height of the trees in the natural environment. The non-compliance originates from the unique topography of the site.

To ensure new development responds to, reinforces and sensitively relates to spatial characteristics of the existing natural environment.

Comment:

The development responds to the natural environment to the best of its ability. The minor non-compliance is due to the unavoidable steepness of the site. To force compliance would result in a significant reduction in the internal amenity that the development seeks to create.

The bulk and scale of the built form is minimised.

Comment:

The development matches the bulk and form of many properties in the area. The non-compliance is created by the natural topography of the area, and is largely screened from the public domain.

Equitable preservation of views and vistas to and/or from public/private places.

Comment:

A site visit has been conducted and the development will have no impact on views and vistas for neighbouring properties or the public domain.

To ensure a reasonable level of privacy, amenity and solar access is provided within the development site and maintained to residential properties.

Comment:

The very minor non-compliance will not have any major negative impact on the subject site or neighbouring sites privacy, amenity and solar access. The development is carefully designed to ensure it will not impact the neighbouring site at no. 70 Rickard Road.

Vegetation is retained and enhanced to visually reduce the built form.

Comment:

The area affected by the non-compliance is not a suitable area for landscaping as it is an already disturbed part of the site. The subject site contains ample opportunity for

landscaping, and comfortably meets the landscaped area as required by DCP control 11.10. Furthermore, the development seeks to maintain the extensive landscaping at the front of the lot which substantially reduces the built form as viewed from the public domain.

Landscaped Area – General

The DCP requires a minimum landscaped area of 50% for the subject site, which is equivalent to 290.3m² for the site area of 580.6m².

The development proposes a landscaped area of 286.53m² or 49%, including 29.57m² impervious landscaping as permitted by the DCP. This is an increase from 33.15% as existing. The variation is reasonable in this instance and satisfies the objectives of the clause as is discussed below.

A variation to the numerical landscaped area control is considered appropriate, in this case, as the development remains consistent with the objectives of the control, despite the variation, as addressed below.

Objectives of the control:

Achieve the desired future character of the Locality. (S)

Comment:

The development is contained to the rear yard of the lot and is not visible from the public domain, meaning there will be no major impact on the desired future character of the area.

The bulk and scale of the built form is minimised. (En, S)

Comment:

The proposed development is primarily within the existing footprint, with the additional bulk being within the existing area under the first floor deck will not impact on the existing bulk and scale of the building on the site.

A reasonable level of amenity and solar access is provided and maintained. (En, S)

Comment:

Solar access and privacy are maintained for neighbours. The dwelling will also present as a visually appealing design when viewed from neighbouring sites.

Vegetation is retained and enhanced to visually reduce the built form. (En)

Comment:

No vegetation will be removed in this proposal with the garden area to be improved as a result of the proposal.

Conservation of natural vegetation and biodiversity. (En)

Comment:

As said above, no significant vegetation will be removed in this proposal.

Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)

Comment:

Compliant stormwater is achieved as is demonstrated in the accompanying stormwater plan.

To preserve and enhance the rural and bushland character of the area. (En, S)

Comment:

The development is primarily in the rear yard of an existing property. As such there will be no impact on the rural or bushland character of the area.

Soft surface is maximised to provide for infiltration of water to the water table, minimise run-off and assist with stormwater management. (En, S)

Comment:

There will be no major impact to existing run off and stormwater management on the site, with an increase in landscaped area as a result of the proposed development.

Fences – General

No changes are proposed to the existing fencing on the site.

6. Numerical Control Table

The following table provides a summary of the development proposal, in accordance with the relevant numerical planning controls contained in the Pittwater LEP 2014 and the Pittwater 21 DCP 2014.

	Standard	Proposed	Compliance
Pittwater LEP 2014			
Lot Size	550m ²	580.6m ²	Yes
Building Height	8.5 metres	8.481 metres	Yes
Floor Space Ratio	Not identified	-	-
Pittwater DCP 2014			
Side Boundary Envelope	3.5 metres / 45 degrees	East West	Yes No (merit assessment)
Front setback	6.5 metres	8.925 metres	Yes
Side Boundary Setbacks	2.5 metres on one side and 1 metre on the other	NW – 1.363 metres SE – 2.595 metres	Yes Yes
Rear Boundary Setbacks	6.5 metres	10.345 metres	Yes
Parking	2 spaces	2 spaces	Yes
Landscaped Open Space and Bushland Setting	50% of lot area	49%	Merit assessment
Solar Access	3 hours sunlight to 50% of POS of both subject site and adjoining properties between 9am and 3pm on June 21.	3 Hours+	Yes

8. Section 4.15 Considerations

The following matters are to be taken into consideration when assessing an application pursuant to section 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). Guidelines to help identify the issues to be considered have been prepared by the former Department of Urban Affairs and Planning. The relevant issues are:

8.1 The provision of any planning instrument, draft environmental planning instrument, development control plan or regulations

This report clearly and comprehensively addresses the statutory regime applicable to the application and demonstrates that the proposed land use is complimentary and compatible with adjoining development. The proposal achieves the aims of the Pittwater LEP and DCP.

The development is permissible in the R2 zone.

8.2 The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality

Context and Setting

What is the relationship to the region and local context in terms of:

- *the scenic qualities and features of the landscape?*
- *the character and amenity of the locality and streetscape?*
- *the scale, bulk, height, mass, form, character, density and design of development in the locality?*
- *the previous and existing land uses and activities in the locality?*

These matters have been discussed in detail in the body of the statement, appendices and attached specialist reports.

What are the potential impacts on adjacent properties in terms of:

- *relationship and compatibility of adjacent land uses?*
- *sunlight access (overshadowing)?*
- *visual and acoustic privacy?*
- *views and vistas?*
- *edge conditions such as boundary treatments and fencing?*

The proposed alterations and additions have been designed to complement the site and its surrounds. The proposal is appropriate and will have negligible impact on adjacent properties.

Access, transport and traffic

Would the development provide accessibility and transport management measures for vehicles, pedestrians, bicycles and the disabled within the development and locality, and what impacts would occur on:

- *travel demand?*
- *dependency on motor vehicles?*
- *traffic generation and the capacity of the local and arterial road network?*
- *public transport availability and use (including freight rail where relevant)?*
- *conflicts within and between transport modes?*
- *traffic management schemes?*
- *vehicular parking spaces?*

No conflict or issues will arise as a result of the proposed development with existing parking upgraded as a part of the proposal.

Public domain

There will be no impact.

Utilities

There will be no impact on the site, which is already serviced.

Flora and fauna

There will be no impact.

Waste

There will be no impact.

Natural hazards

The site is mapped as slip prone land. The specialist report provided with this application, supports the development in its current form.

Economic impact in the locality

There will be no impact, other than the possibility of a small amount of employment during construction.

Site design and internal design

Is the development design sensitive to environmental conditions and site attributes including:

- *size, shape and design of allotments?*
- *the proportion of site covered by buildings?*
- *the position of buildings?*
- *the size (bulk, height, mass), form, appearance and design of buildings?*
- *the amount, location, design, use and management of private and communal open space?*
- *landscaping?*

The proposed development is appropriate to the site with regards to all of the above factors. The development fits well within the context of the surrounds and the development is well suited to the residential surrounds.

How would the development affect the health and safety of the occupants in terms of:

- *lighting, ventilation and insulation?*
- *building fire risk – prevention and suppression/*
- *building materials and finishes?*
- *a common wall structure and design?*
- *access and facilities for the disabled?*
- *likely compliance with the Building Code of Australia?*

The proposed development will comply with the provisions of the Building Code of Australia and all relevant Council controls.

Construction

What would be the impacts of construction activities in terms of:

- *the environmental planning issues listed above?*
- *site safety?*

Site safety measures and procedures compliant with relevant legislation will ensure that no site safety or environmental impacts will arise during construction.

8.3 The suitability of the site for the development

Does the proposal fit in the locality?

- *are the constraints posed by adjacent developments prohibitive?*
- *would development lead to unmanageable transport demands and are there adequate transport facilities in the area?*
- *are utilities and services available to the site adequate for the development?*

The adjacent development does not impose any unusual development constraints.

Are the site attributes conducive to development?

The site is appropriate for the proposed development.

8.4 Any submissions received in accordance with this Act or the regulations

It is envisaged that the consent authority will consider any submissions made in relation to the proposed development.

8.5 The public interest

It is considered that the proposal is in the public interest as it allows for appropriate use of the residential site.

Section 4.15(1) of the Environmental Planning and Assessment Act has been considered and the development is considered to fully comply with all relevant elements of this section of the Environmental Planning and Assessment Act 1979.

9. Conclusions

- 9.1** The proposed development for alterations and additions to the existing dwelling at 68 Rickard Road, North Narrabeen, is appropriate considering all State and Council controls.
- 9.2** When assessed under the relevant heads of consideration of s4.15 of the Environmental Planning and Assessment Act, the proposed development is meritorious and should be granted consent.
- 9.3** Considering all the issues, the development is considered worthy of Council's consent.